

UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF VIRGINIA
RICHMOND DIVISION

IN RE:) CHAPTER 13
)
BRYAN CHRISTOPHER POWERS, SR.) CASE NO. **16-32619-KRH**
)
) JUDGE KEVIN R. HUENNEKENS
DEBTOR.)

U. S. BANK TRUST NATIONAL)
ASSOCIATION, AS TRUSTEE OF THE)
IGLOO SERIES III TRUST)
MOVANT,)

V.)
)
BRYAN CHRISTOPHER POWERS, SR.)
10803 Westek Drive)
Henrico, VA 23233,)
DEBTOR,)

)
KELLY FORREST POWERS)
2340 Dunford Drive)
Falls Church, VA 22043)
CO-DEBTOR,)

)
SUZANNE E. WADE,)
TRUSTEE)
7202 Glen Forest Drive, Ste. 202)
Richmond, VA 23226,)
RESPONDENTS.)

ORDER GRANTING RELIEF FROM STAY AND CO-DEBTOR STAY

This matter is before the court on May 13, 2020, on the motion of U. S. Bank Trust
National Association, as Trustee of the Igloo Series III Trust (“Movant”) for relief from the

automatic stay and co-debtor stay with respect to the real property located at 10803 Westek Drive, Richmond, VA 23233 ("Property").

Upon consideration of the Motion of U.S. Bank Trust National Association, as Trustee of the Igloo Series III Trust to modify the automatic stay; it is

ORDERED that the stay imposed by 11 U.S.C. §362 and 11 U.S.C. § 1301 are modified as it pertains to the real property located at 10803 Westek Drive, Richmond, VA 23233, and is more particularly described as follows:

All that certain piece or parcel of land, with all improvements and appearances thereto belonging, located in Tuckahoe District, Henrico County, Virginia, known as Lot 25, Block C, Section B, Cross Keys, as shown on plat of Subdivision entitled "Corrected Plat of Cross Keys, Section B, Tuckahoe District" made by J.K. Timmons and Associates, recorded April 17, 1981, in the Clerk's Office, Circuit Court, Henrico County, Virginia, in Plat Book 73, Page 50 and 51, to which Plat reference is hereby made for a more particular description of the property.

to allow the Movant to exercise its rights under the Deed of Trust to preserve, secure, assess and take such steps as are necessary to repair and/or prevent the demolition of the Property; and

IT IS FURTHER ORDERED that the 14-day stay described by Bankruptcy Rule 4001(a) (3) is waived.

May 18 2020

DONE at Richmond, Virginia, this ____ day of May, 2020

/s/ Kevin R Huennekens

United States Bankruptcy Judge

ENTERED ON DOCKET: May 19 2020

I ASK FOR THIS:

/s/ Keith Yacko

Keith Yacko

Virginia Bar No. 37854

3550 Engineering Dr.
Suite 260
Peachtree Corners, GA. 30092
470-289-4347
kyacko@mtglaw.com
Attorney for Movant

CERTIFICATION

The undersigned certifies that the foregoing Order Granting Relief from Stay is substantially in compliance with the form order required by Administrative Order 10-2.

/s/ Keith Yacko
Attorney for Movant

CERTIFICATION

The undersigned certifies, pursuant to Rule 9022 1(c) that the foregoing Order has been served upon all necessary parties and that a certification of mailing is being filed with this Order, indicating upon whom the foregoing Order was served and date and manner of such service.

/s/ Keith Yacko
Attorney for Movant

Will the clerk please send copies of this Order in electronic format to all parties who are listed on the ECF system and to:

Bryan Christopher Powers, Sr.
10803 Westek Drive
Henrico, VA 23233

Kelly Forest Powers
2340 Dunford Drive
Falls Church, VA 22043

Kelly Forest Powers
2344 Dunford Drive
Falls Church, VA 22043

Certificate of Notice Page 4 of 4

United States Bankruptcy Court
Eastern District of VirginiaIn re:
Bryan Christopher Powers, Sr.
DebtorCase No. 16-32619-KRH
Chapter 13**CERTIFICATE OF NOTICE**

District/off: 0422-7

User: manleyc
Form ID: pdford9Page 1 of 1
Total Noticed: 2

Date Rcvd: May 19, 2020

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on May 21, 2020.

db +Bryan Christopher Powers, Sr., 10803 Westek Dr., Henrico, VA 23233-1918
+Kelly Forest Powers, 2344 Dunford Drive, Falls Church, VA 22043-2921Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: May 21, 2020

Signature: /s/Joseph Speetjens**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on May 19, 2020 at the address(es) listed below:

Andrew Ramsey Newby on behalf of Creditor Henrico County, Virginia Andrew.Newby@henrico.us
 Elizabeth Cabell Brogan on behalf of Trustee Suzanne E. Wade e.brogan@ch13ricva.com
 James E. Kane on behalf of Debtor Bryan Christopher Powers, Sr. jkane@kaneandpapa.com,
 info@kaneandpapa.com, bfrazier@kaneandpapa.com, gwhite@kaneandpapa.com, sfalkowski@kaneandpapa.com
 Keith M. Yacko on behalf of Creditor US Bank Trust National Association as Trustee of the
 Igloo Series III Trust kyacko@mtglaw.com, ecfnotifications@mtglaw.com
 Michelle Rene Ghidotti-Gonsalves on behalf of Creditor BSI Financial Services
 ECFNotifications@ghidotttilaw.com
 Michelle Rene Ghidotti-Gonsalves on behalf of Creditor US Bank Trust National Association as
 Trustee of the Igloo Series III Trust ECFNotifications@ghidotttilaw.com
 Nisha Ryan Patel on behalf of Creditor Toyota Lease Trust npatel@siwpc.com,
 dsasser@siwpc.com; ewhite@siwpc.com; jmuncy@siwpc.com; mfreeman@siwpc.com; bkreferrals@siwpc.com; siwb
 kecf@siwpc.com; siwpc@ecf.courtdrive.com; siwattecf@siwpc.com
 Nisha Ryan Patel on behalf of Creditor Wells Fargo Bank, N.A. npatel@siwpc.com,
 dsasser@siwpc.com; ewhite@siwpc.com; jmuncy@siwpc.com; mfreeman@siwpc.com; bkreferrals@siwpc.com; siwb
 kecf@siwpc.com; siwpc@ecf.courtdrive.com; siwattecf@siwpc.com
 Suzanne E. Wade ecfsummary@ch13ricva.com, trustee@ch13ricva.com; fred@cmcl3.net

TOTAL: 9